



## Brodawel

**£175,000**

- No On Going Chain
- Lovingly Maintained
- Sizable, Landscaped Garden
- Ideal First Time Purchase
- Sought After Location
- EPC Rating: Awaited



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## About the property

Lovingly maintained, deceptively spacious and available for sale with no on going chain! This ideal first time purchase or family home is excellent for attendance to Crynallt & Gnoll Primary schools as well as Cefn Saeson Comprehensive and Neath College! Convenient for commuters with great links to a main line train station, bus routes and the M4 corridor via the A465! The home is approached through a sizable driveway with an adjacent low maintenance forecourt, side access is available through to the landscaped garden at the rear, consisting of paved patio, stone chippings and raised flower beds. Internally, the property comprises of an entrance hallway, with stairs to the landing and doors through to the shower room and lounge diner. There is a fitted gas fireplace and double aspect lighting with a conservatory to the rear and a door through to the fitted kitchen. The first floor houses all three generous bedrooms, featuring fitted wardrobes, and access to the partially boarded loft space. Internal viewings are highly recommended to truly appreciate this lovely home!

## Accommodation

### Entrance Hall

### Lounge Diner

22' x 10' 2" max ( 6.71m x 3.10m max )

### Kitchen

8' 2" x 6' 7" ( 2.49m x 2.01m )

### Conservatory

10' 2" x 9' 9" ( 3.10m x 2.97m )

### Shower Room / Wet Room



## Landing

### Bedroom One

11' Plus Wardrobe x 10' ( 3.35m Plus Wardrobe x 3.05m)

### Bedroom Two

11' 6" Max x 6' 1" Plus Wardrobes ( 3.51m Max x 1.85m Plus Wardrobes )

### Bedroom Three

8' 5" x 7' 9" max ( 2.57m x 2.36m max)

### Front & Rear Gardens

## Floorplan



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